

DOC. NO. 5515
ADOPTED

MEMORANDUM

AUGUST 19, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE CHANDLER, ACTING DIRECTOR

SEE DOCUMENTS
IN SEPARATE
BINDER

FROM: GERARD KAVANAUGH, ASSISTANT DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
RICHARD MULLIGAN, PROJECT COORDINATOR
AARON SCHLEIFER, HOUSING ANALYST

SUBJECT: WINGATE AT BRIGHTON NURSING FACILITY, 100 NORTH BEACON
STREET, BRIGHTON.

SUMMARY: PUBLIC HEARING ON WINGATE AT BRIGHTON. THE DEVELOPER,
CONTINENTAL HEALTH CARE, INC. SEEKS A PLANNED
DEVELOPMENT AREA DESIGNATION FOR A PARCEL OF LAND AT 100
NORTH BEACON STREET, BRIGHTON, TO ALLOW FOR A LONG-TERM
NURSING HOME.

INTRODUCTION

Continental Health Care IV Limited Partnership (CHC IV), the principals of which are Gerald Schuster and Scott Schuster, seek a Planned Development Area (PDA) designation for a parcel of land at 100 North Beacon Street, Brighton. The parcel, which consists of approximately 130,605 square feet (approximately 2.9 acres), is bounded generally by North Beacon Street, Dustin Street and Saunders Street in Brighton.

The proposed Planned Development Area is governed by Article 51 of the Zoning Code (Allston-Brighton Neighborhood District). The project site is situated within a Conservation Protection Subdistrict. The proposed project's use is classified as a Nursing Home, which is a conditional use in the Conservation Protection Subdistrict. Authorization for the Nursing Home use is sought as part of the request for approval of the Development Plan pursuant to Section 51-39 of the Code. Because the proposed project is situated within a Conservation Protection Subdistrict, it also requires site plan review pursuant to Section 51-13 of the Zoning Code. Section 51-13.3 allows site plan review to be conducted as part of the development review process, which the project will require pursuant to Section 51-43.1 and Article 31 of the Zoning Code.

PROPOSED PROJECT

The proposed project consists of a nursing facility in a single, three story structure, to be comprised of 123 beds. The facility will be L-shaped with two perpendicular wings, each approximately 35 feet in height, and will contain approximately 55,000 square feet of gross floor area. (See renderings attached)

The wing parallel to North Beacon Street will consist at the ground floor of the following: reception area, business office, therapy facilities, laundry, mechanical/boiler room, and storage space. The second floor will consist of: kitchen facilities, dining room, admissions office, hairdresser, and general activity space. The third floor will consist of administrative and operational space.

The wing perpendicular to North Beacon Street will consist of three identical resident floors with 41 beds per floor, including 3 private rooms per floor and 19 double rooms per floor for a building total of 9 private rooms and 57 double rooms. Each floor will also be provided with a central nursing station, a resident day room, bathing areas, miscellaneous storage, and a resident/family lounge.

Parking for the facility will consist of surface parking for 70 autos. The surface parking lot will be located within the interior of the site, so that the parked cars will be less visible from the street. A buffer area of twenty feet between parking areas and the Saunders Street neighbors provides ample area for evergreen screening.

PROJECT FINANCING

The projected development cost for the Wingate at Brighton Nursing Home is \$7.9 million and will be financed through Continental Health Care's sister subsidiary, Continental Wingate Associates, a HUD-approved lender under the Section 232 Mortgage Insurance Program.

DEPARTMENT OF PUBLIC HEALTH

The proposed project has secured all necessary approvals to date from the State's Department of Public Health (DPH). As required of DPH, the nursing home will maintain a 70% Medicaid census according to the current regulations, 105 CMR: Massachusetts Department of Public Health 100.610(D). The facility will be subject to audit through the Massachusetts Rate Setting Commission and the Department of Public Welfare.

COMMUNITY REVIEW

The community process in Brighton concerning the proposed project formally began in the spring of 1989. To date, twenty-two public meetings have been held in the Brighton community. The developer has presented the proposal to the Allston Civic Association, the Brighton-Allston Improvement Association, and numerous abutting neighbors. The Allston Civic Association has endorsed the proposed project, as have a majority of abutters to the site. The Brighton-Allston Improvement Association still has outstanding concerns which have not yet been addressed to its satisfaction. Such concerns relate specifically to the accessibility of proposed open space and community benefits.

PUBLIC BENEFITS

A significant public benefit to the community is the retention of a large area, currently proposed to be approximately 31,000 square feet which will be placed under a conservation restriction, thereby ensuring that the land will forever remain in its natural and undeveloped state. The conservation restriction will be subject to the approval of the Boston Conservation Commission. This area will be accessible through a main secured gate and will contain benches for the quiet enjoyment of the residents of the nursing home, surrounding neighbors, and Allston-Brighton residents. Moreover, the building is sited so that it preserves existing open space and landscaping, including the noted existing "allee" of trees which publicly identifies the property.

The developer has also agreed to plant 24 street trees along North Beacon Street to improve its aesthetic quality and character.

The project as proposed will create approximately 280 construction jobs, and approximately 110 permanent employment opportunities. The developer has agreed to advertise in local Allston-Brighton newspapers to solicit local residents for permanent employment opportunities.

The developer will attempt to market the nursing home beds to Allston-Brighton residents through available mechanisms within Boston hospitals in order to maximize the benefit of the home to local residents.

The developer has agreed to provide five scholarships to Allston-Brighton residents for the completion of the Certified Nursing Assistant (CNA) training program, and 1 continuing scholarship for the completion of the Licensed Practical Nurse (LPN) Program. The developer will guarantee employment to these individuals following the completion of their educations.

TRANSPORTATION

The proposed project will generate a modest amount of increased traffic. The developer has met with the City of Boston Transportation Department and will enter into a Transportation Access Plan Agreement to mitigate any potential impacts from the project. Pursuant to the City's Construction Management Program, the developer will also enter into a Transportation Maintenance Program to manage construction traffic during the construction period.

ON-GOING COMMUNITY REVIEW

An agreement has been made that a community task force will be formed by the BRA and the Mayor's Office of Neighborhood Services. Such task force will be comprised of Allston-Brighton residents, and will oversee construction of the facility, after which it will monitor the operation of the facility.

APPROPRIATE VOTES FOLLOW:

VOTED: That in connection with the Development Plan for 100 North Beacon Street, Brighton (the "Proposed Project"), presented at the public hearing duly held at the offices of the Authority on August 19, 1992, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority, pursuant to Section 51-41 of the Zoning Code, finds that (1) the Development Plan complies with the provisions of Section 51-37 through 51-42 of the Zoning Code; (2) the Development Plan conforms to the Allston-Brighton Neighborhood Plan and the general plan for the City of Boston as a whole; (3) the Proposed Project described in the Development Plan is in compliance with the FAR limits set forth in Section 51-38 of the Zoning Code; and (4) on balance, nothing in the Development Plan will be injurious to the Allston-Brighton neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens;

AND FURTHER VOTED:

That pursuant to the provisions of Section 3-1A and Sections 51-37 through 51-42 of the Zoning Code, the BRA hereby approves the Development Plan for 100 North Beacon Street, Brighton. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 42, Wingate at Brighton, 100 North Beacon Street, Boston, Massachusetts," dated

August 19, 1992, and in a series of plans listed in an exhibit of said document; said document and plans shall be on file in the offices of the Authority;

**AND FURTHER
VOTED:**

That the BRA authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area overlay designation for the parcel of land which is the subject of the Development Plan for the Planned Development Area and to execute in the name and on behalf of the Authority all agreements and documents required, all in the Authority's usual form, with the developer of said Planned Development Area. Such agreements and documents shall include such terms and conditions as the Director deems appropriate and in the best interests of the Authority, execution and delivery of such agreements or documents or the taking of any such action to be conclusive evidence of his determination and of the authority granted to him hereunder. Such agreements and documents shall be on file in the office of the Authority;

**AND FURTHER
VOTED:**

That the BRA hereby authorizes the Director to certify, in the name of the Authority, that any plans submitted to the Commissioner of City of Boston Inspectional Service Department in connection with the Development Plan are consistent with the approved Development Plan, at such time as the Director determines that such plans are thus consistent, his certification of such to be conclusive evidence of his determination and of the authority granted to him hereunder;

**AND FURTHER
VOTED:**

That the BRA hereby authorizes the Director to certify, in the name of the Authority, that the Proposed Project complies with the Development Review Requirements and site plan review requirements of the Zoning Code, at such time as the Director determines that the Proposed Project thus complies, his certification of such to be conclusive evidence of his determination and of the authority granted to him hereunder; provided, however, that final design review of the Proposed Project shall not be granted prior to the execution of a Transportation Access Plan Agreement with the Boston Transportation Department, and other necessary agreements with the Mayor's Office of Jobs and Community Services.

